

CHAPTER 19

VEHICLE PARKING AND LOADING SPACES

Sec. 19-1. Vehicle Parking Spaces.

Uses permitted by this Ordinance shall minimally provide permanently maintained off-street parking spaces as required below, together with means of ingress and egress. Uses requiring a Use Permit may be required to vary from these standards due to the specific conditions of the development; such variation shall be in the form of a condition recommended by the Zoning Administrator and adopted by City Council. Each parking space shall be contiguous to a backing and maneuvering area twelve (12) feet wide for parallel spaces or twenty four (24) feet wide for all angled parking spaces. Aisle width for all angled parking shall be measured from the end of the parking space along a line parallel to said parking space. In the case of angled parking spaces, if the space abuts a green area, median, or walkway of at least ten (10) feet in width, an overhang credit of one (1) foot on stall length shall be permitted, reducing the required length to seventeen (17) feet. (amended 2/26/03)

(1) Residential and housekeeping facilities:

- (a) For detached one-family, two-family, and duplex units, one (1) space for each housekeeping unit.
- (b) For apartment, townhouse, and residential condominium units, one (1) space for every efficiency and one (1) bedroom housekeeping unit, and two (2) spaces for every two (2) or more bedroom unit.
- (c) For rooming houses, lodging houses, and fraternity/sorority houses, one (1) space for every two (2) bedrooms.
- (d) For sanitariums, nursing, and convalescent homes, one (1) space for every three (3) beds.
- (e) For hospitals, one (1) space for every two (2) beds.
- (f) For apartment hotels, tourist homes, and motels, one (1) space for every guest room.
- (g) For hotels, one (1) space for every guest

room and one (1) space for every one hundred (100) square feet in meeting or banquet rooms.

- (h) For adult care residences, group homes and juvenile residences, one (1) parking space for every three (3) residents and one (1) staff parking space. (10/27/99)

(2) Community facilities:

- (a) For churches and auditoriums, one (1) space for every four (4) seats in the main assembly room.
- (b) For clubs and lodges, one (1) space for every two hundred (200) square feet.
- (c) For elementary and middle schools, one and one-half (1 1/2) spaces for every classroom.
- (d) For high schools, five (5) spaces for every classroom.
- (e) For colleges, business schools, and vocational schools, six (6) spaces for every classroom.
- (f) For libraries and museums, one (1) space for every three hundred (300) square feet of display area.
- (g) For stadiums, sports arenas, and other places of assembly, one (1) space for every ten (10) seats.
- (h) For funeral homes and mortuaries, one (1) space for every vehicle on-premise, and one (1) space for every fifty (50) square feet of viewing area or one (1) space for every four (4) seats in the chapel.
- (i) For public and neighborhood recreational facilities, one (1) space for every five hundred (500) square feet.
- (j) For day care and nursery school facilities, one (1) space for every five hundred (500) square feet of floor area. (10/27/99)
- (k) For post offices and private postal services,

one (1) space for every two hundred fifty (250) square feet of service area.

(3) Commercial facilities:

- (a) For retail, except furniture and appliance sales, one (1) space for every two hundred (200) square feet of sales area.
- (b) For shopping centers and shopping malls, one (1) space for every two hundred (200) square feet of leasable area.
- (c) For offices, one (1) space for every three hundred (300) square feet of floor area.
- (d) For medical and dental offices and clinics, one (1) space for every two hundred fifty (250) square feet of floor area.
- (e) For banks, one (1) space for every two hundred fifty (250) square feet of floor area.
- (f) For personal services, such as dry cleaners, barber shops, beauty salons, tailors, etc., one (1) space for every two hundred (200) square feet of service area.
- (g) For theaters and music halls, one (1) space for every four (4) seats.
- (h) For furniture and appliance sales, one (1) space for every four hundred (400) square feet of sales area.
- (i) For eating and drinking establishments, one (1) space for every seventy five (75) square feet of floor area, not to include kitchen and freezer areas.
- (j) For commercial recreation, such as billiard rooms, video arcades, skating rinks, etc., not to include bowling alleys, one (1) space for every two hundred (200) square feet of floor area.
- (k) For bowling alleys, four (4) spaces for every lane.
- (l) For kennels and veterinary hospitals, one (1)

space for every four hundred (400) square feet of floor area.

- (m) For automobile sales, house and truck trailer sales, commercial nurseries, and outdoor equipment sales, one (1) space for every five thousand (5,000) square feet of lot area.
 - (n) For automobile repair and service stations, one (1) space for every three hundred (300) square feet of service area.
 - (o) For other commercial uses, one (1) space for every two hundred (200) square feet of floor area.
- (4) Manufacturing and industrial facilities:
- (a) For self-storage and mini-warehouses, one (1) space for every ten (10) storage units, not to be located in or along drive aisles.
 - (b) For warehousing, one (1) space for every two thousand (2,000) square feet of floor area.
 - (c) For manufacturing, one (1) space for every five hundred (500) square feet of floor area, not to include storage areas.

Sec. 19-2. Loading Space.

Uses permitted by this Ordinance, excluding one- and two-family, duplex, apartment, condominium, and townhouse residential uses, shall provide permanently maintained off-street loading spaces with adequate access. Each loading space shall be no less than ten (10) feet in width, twenty five (25) feet in length, and fourteen (14) feet in height. Buildings with twenty thousand (20,000) square feet or less shall provide at least one (1) loading space; buildings exceeding twenty thousand (20,000) square feet shall provide at least two (2) loading spaces.